DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	17-107820 LM
Project Name/Address:	Sunset Elementary School 4229 W. Lake Sammamish Parkway, Bellevue, WA
Planner:	Toni Pratt
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: April 6, 2017

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

3/13/17 Joni Pratt

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION
Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

MAR - 3 2017
Permit Processing

ADP

BACKGROUND INFORMATION

Property Owner: Issaquah School District

Proponent: Ladd Stojskal, Issaquah School District

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Susan Conway, Bassetti Architects
Address: 71 Columbia Street, Suite 500
Seattle WA 98104
Phone: 206-340-9500

Proposal Title: Sunset Elementary School, Classroom/Cafeteria Addition

Proposal Location: 4229 W Lake Sammamish Pkwy SE
(Street address and nearest cross street or intersection) Provide a legal description if available.
See following page
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

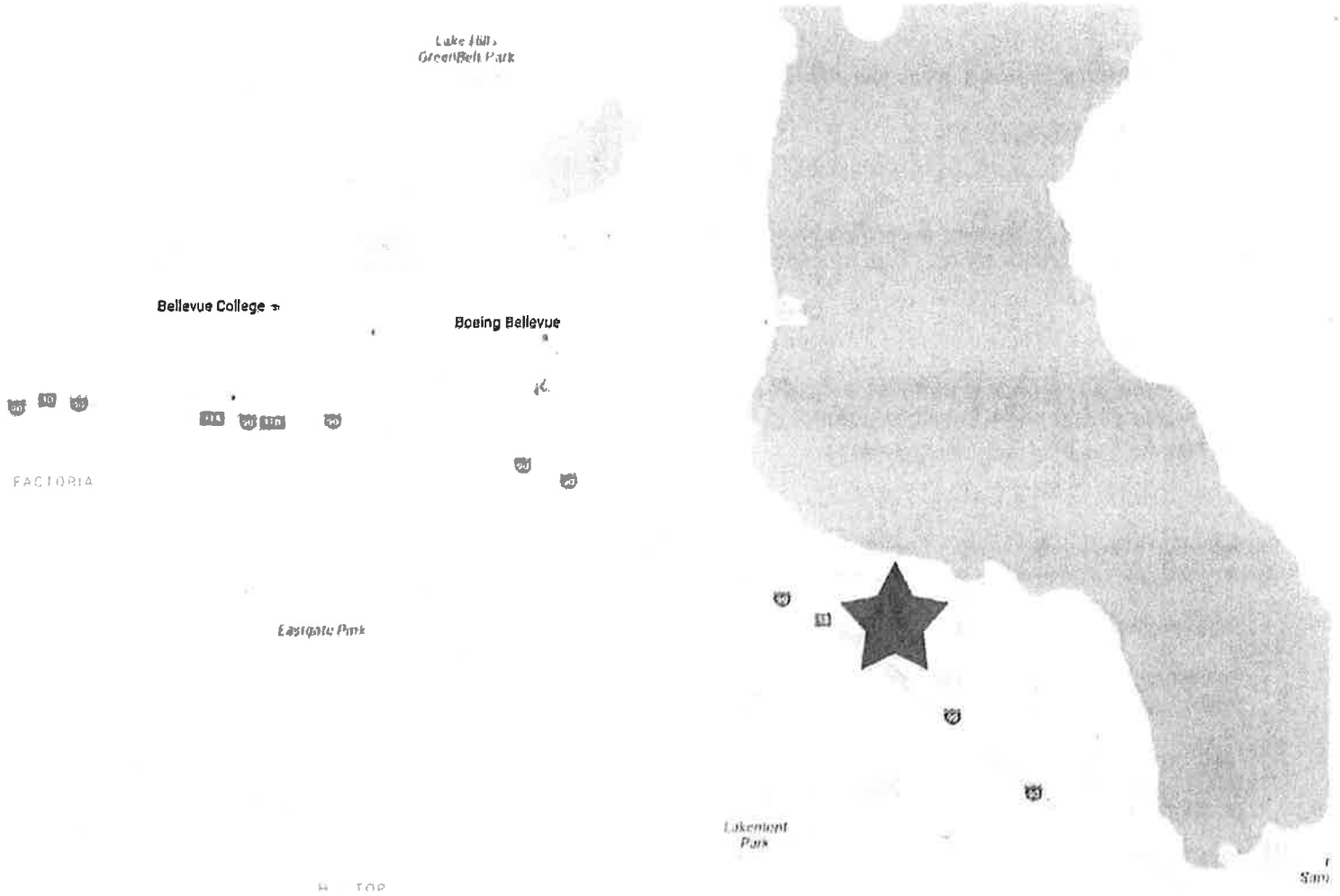
1. General description: This proposal if for an approximately 8,800 square foot two-story classroom addition off of the existing two-story classroom wing, and a one story 1,930 square foot Cafeteria/Kitchen addition. The additions are proposed off of the Northwest/rear elevation of the existing elementary school.
2. Acreage of site: 14.8 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: Approximately 10,730 sq.ft
7. Quantity of earth movement (in cubic yards): Approximately 450 cy
8. Proposed land use: Site will continue to operate as an Elementary School
9. Design features, including building height, number of stories and proposed exterior materials:
   2-story classroom addition-match existing building height (35'-0"), 1-story Cafeteria/kitchen addition (18'-0"). Materials will match existing-CMU, and metal wall.
10. Other

10,730 sq. ft.

Estimated date of completion of the proposal or timing of phasing:
Construction will be completed October 2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

ADP



VICINITY MAP
4229 W LAKE SAMMAMISH, PKWY SE
BELLEVUE WA 98008

Legal Description:

Boundry survey of Issaquah School Distirct No. 411 Sunset Eleventary School Propery. (Tax Lot 64) and adjoining properties including Tax Lots 65 and 36, all located in the southeast quarter of the northeast quarter of section 13, T.24 N, R.5 E.W.M. together with that portion of former state right-of-way deeded to said school distirct by quick claim deed recorded under recording No. 7806200950.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Please see attached soils report

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.
N/A

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.
Building Permit, Clearing and Grading Permit

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?
Area where construction is proposed is flat. At the North end of the site, outside the construction zone,the steepest slope is approximately 30%,

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Per the Geotech Report, site soils consist of fill underlain by very stiff to hard fine-grained soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known unstable soils in the immediate vicinity of the site

AOP

e. Describe the purpos e, and approximate quantities of any fillin, rading proposed. Indicate source of fill.

The purpose of fill for the project would be to provide a suitable base for the proposed structures and paved areas. The approximate amount of cut and fill is approximately 450 CY. The source of the fill is unknown at this time and will be dependent on the successful bidder.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is feasible on the site after clearing and grading. To mitigate this, the project has provisions in the plans to provide erosion control BMPs as a part of the project, identified on the TESC Plans and in the projects CSWPPP.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The existing site is approximately 35.2% impervious.
After the proposed improvements, the site coverage would be approximately 35.8% impervious. The site is made up of 3 parcels. The biggest parcel is zoned R-5, per Chapter 20.20 of the Bellevue city code, the maximum impervious surface for R-5 is 55%. The 2 smaller parcels are zoned R-20 and their impervious limit is at 80%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
During construction, the project proposes to utilize erosion control BMPs to prevent and limit erosion. The measures include temporary covering of disturbed soils, silt fence and other erosion control minded construction activities. Upon completion, the improvements will have stabilized all areas disturbed by construction with either new building, pavements, and or landscaping. The site is designed to manage site Stormwater with adjustments to the site's existing collection and conveyance system.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Some dust will be generated during construction. No change in pollution or additional pollution will be created by the proposal over existing conditions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Best management practices to control dust and construction vehicle emissions will be incorporated during construction.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Lake Sammamish is located roughly 1000 ft to the North of the site.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.
No work is proposed within 200' of the described water.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There will be 0 fill and dredge material used.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project does not lie within a 100 year floodplain.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project does not involve any discharge of waste materials to surface waters.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn, or water discharged to the groundwater.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into the ground. The site is connected to a sanitary sewer system and Stormwater infiltration is not proposed.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the buildings, site landscaping, and paved areas is currently collected by a storm collection system, consisting of area drains and underground piping. The storm water is detained by an existing detention tank. The attenuated flows are then release to an existing storm conveyance system in West Lake Sammamish Parkway. The proposed improvements will maintain the this system and modify it as necessary to allow for the improvements.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

It is possible that any waste materials, and or debris, that is onsite could come into contact with surface runoff.

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
The proposed measures to control runoff include providing roof downspout and area storm tightlines to convey runoff to the existing site's storm system. This will prevent the erosion of the existing site and prevent this clean runoff with potentially coming into contact with trash or debris on the site. The proposed project will maintain the site's existing storm system which will continue to attenuate flows prior to releasing runoff from the site.

4. Plants

a. Check or circle types of vegetation found on the site:

- [X] deciduous tree: alder, maple, aspen, other
- [X] evergreen tree: fir, cedar, pine, other
- [X] shrubs
- [X] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
lawn/grass - 1138 sf

c. List threatened or endangered species known to be on or near the site.
N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Plantings around school addition to be a mix of native and non-native species to create a continuous planting area. New plantings also include new conifer and deciduous trees.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- [X] Birds: hawk, heron, eagle, songbirds, other:
- [X] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

AMR

b. List any threatened or endangered species known to be on or near the site.
N/A

c. Is the site part of a migration route? If so, explain.
N/A

d. Proposed measures to preserve or enhance wildlife, if any:
N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
The addition will use electric energy for it light, power, and mechanical needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
The classroom addition will include high efficiency mechanical equipment, high energy lights and lighting controls. The building will meet current State of Washington Energy Code Requirements

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
N/A

(1) Describe special emergency services that might be required.
N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.
N/A

ADP

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise from adjacent streets and Interstate Highway

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction activities will increase noise temporarily.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction will be limited to authorized hours. Proposed project will not increase noise.

7am to 6.00p.m., Monday - Friday
Saturday 9-6.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently used as an elementary school. The proposed addition will be built on a portion of the existing playground. Adjacent properties include two other schools, residences and Interstate Highway.

b. Has the site been used for agriculture? If so, describe.

N/A

c. Describe any structures on the site.

The site currently has an elementary school.

d. Will any structures be demolished? If so, what? Under the proposal, the North West portion of the existing cafeteria will be demolished to allow for expansion of the Commons/cafeteria. An exterior stair at the North end of the existing classroom wing will be demolished to allow for the classroom expansion.

e. What is the current zoning classification of the site?

R-5 and R-20

f. What is the current comprehensive plan designation of the site?

~~R-5 and R-20~~ SF-H & MF-M

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

Approximately 75 people work at an elementary school.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A

c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

b. What views in the immediate vicinity would be altered or obstructed?
N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed Classroom/Cafeteria Addition will use the same materials of the existing elementary school and will augment the existing architectural language. The courtyard created between the Classroom and Cafeteria/commons addition, will improve the current concrete/asphalt with new hardscaping and some additional landscaping.

AOP

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Interior lighting and parking lot lighting during school hours and community use hours after school.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
Existing street lighting is not anticipated to negatively affect the proposal

d. Proposed measures to reduce or control light or glare impacts, if any:
N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Site is Sunset Elementary School, which has an exterior playground, covered play area and grass playfield

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
N/A

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
N/A

c. Proposed measures to reduce or control impacts, if any:
N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
W Lake Sammamish PKWY SE serves the site. Proposed project will not alter current access system.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is currently served by Issaquah School District buses. Additionally, King Country Metro stop is located on Westlake Sammamish Parkway SE and Lakemont Blvd SE.

c. How many parking spaces would be completed project have? How many would the project eliminate?
The proposal does not eliminate or add parking to the current school grounds.

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Peak volume will occur at the beginning and end of the school day, however volume is not anticipated to greatly increase above current levels.

g. Proposed measures to reduce or control transportation impacts, if any:
School will continue to be served by Issaquah School District buses.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

b. Proposed measures to reduce or control direct impacts on public services, if any:
The Proposal is an addition to Sunset Elementary school, and will enhance a public service.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Please see submitted Building Permit Application for utility proposals.

Signature

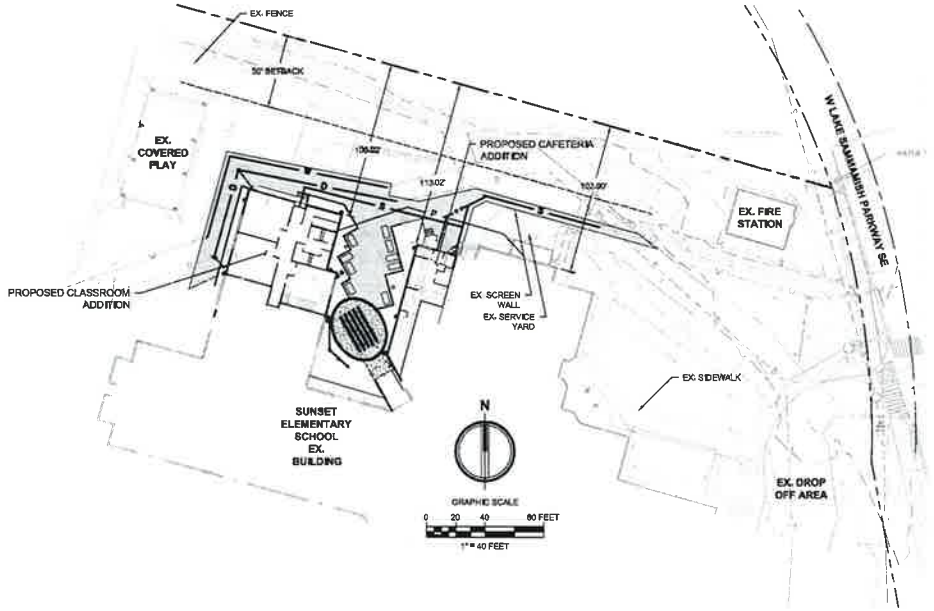
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted....12/23/16.....

ADR

Map Generated on: 03/13/2017

SE 1/4, NE 1/4, SECTION 13, T. 24 N., R. 05 E., W.M.
BELLEVUE, WA



VICINITY MAP
NOT TO SCALE

OWNER
ISSAQUAH SCHOOL DISTRICT #411
4229 WEST LAKE SAMMAMISH PARKWAY
BELLEVUE, WA 98008

ARCHITECT/APPLICANT
BASSETTI ARCHITECTS
71 COLUMBIA STREET, SUITE 500
SEATTLE, WA 98104
PH: (206) 340-9500
FAX: (206) 340-9519
CONTACT: SUSAN CONWAY
EMAIL: sconway@bassettiarch.com

SURVEYOR
PACE ENGINEERS, INC.
12255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
PH: (425) 827-2014
FAX (425) 827-5043
CONTACT: JACK SEEDS, P.L.S.

CIVIL ENGINEER
AHBL INC.
2215 NORTH 30th STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX (253) 383-2572
CONTACT: DAVID NASON, P.E.
EMAIL: dnason@ahbl.com
DAN OSIER, P.E.
EMAIL: dosier@ahbl.com

PROJECT INFORMATION

NEW BUILDING AREA:	XXX SQUARE FEET
TOTAL SITE AREA:	XX ACRES
TOTAL DISTURBED AREA:	XXXX SQUARE FEET
TOTAL NEW IMPERVIOUS AREA:	XXX SQUARE FEET
TOTAL REPLACED IMPERVIOUS AREA:	XXX SQUARE FEET
TOTAL NEW PLUS REPLACED IMPERVIOUS AREA:	XXX SQUARE FEET
TOTAL REMOVED IMPERVIOUS AREA:	XXX SQUARE FEET
TOTAL NET INCREASE IN IMPERVIOUS AREA:	XX SQUARE FEET / XXX ACRE
TOTAL NEW POLLUTION-GENERATING IMPERVIOUS AREA:	XX SQUARE FEET
TOTAL REPLACED POLLUTION-GENERATING IMPERVIOUS AREA:	XX SQUARE FEET
TOTAL NEW PLUS REPLACED POLLUTION-GENERATING IMPERVIOUS AREA:	XX SQUARE FEET
TOTAL EXISTING SITE IMPERVIOUS AREA:	XX ACRES
TOTAL PROPOSED SITE IMPERVIOUS AREA:	XXX ACRES
TOTAL NET INCREASE IN IMPERVIOUS AREA:	XXX ACRE

VERTICAL DATUM
NAVD 88 AS ESTABLISHED FROM CITY OF BELLEVUE CONTROL POINT #163

HORIZONTAL DATUM
NAD 83/91(2011) AS ESTABLISHED FROM CITY OF BELLEVUE CONTROL POINTS #0310, #3657 AND #3658

SURVEY NOTES:
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN AUGUST 2016, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S8 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

THE RIGHT OF WAY AND BOUNDARY SHOWN HEREON IS BASED OFF OF THE RECORD OF SURVEY PREPARED BY GROUP 4 AF#20000727900002 FOR ISSAQUAH SCHOOL DISTRICT #411. AS NOTED ON SAID SURVEY AND OTHER SURVEYS WITHIN THIS AREA THE NORTH LINE OF THIS PARCEL LOCATION IS IN QUESTION. ALSO THE GROUP 4 SURVEY DOES NOT MATCH THE SURVEY PREPARED FOR THE CITY OF BELLEVUE FOR W. LAKE SAMMAMISH PKWY.

PARCEL NUMBER
1324059064

SITE ADDRESS
4229 WEST LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION
PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°08'30" EAST 950.95 FEET ALONG THE CENTERLINE OF SECONDARY STATE HIGHWAY NO. 2-D TO THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT;
THENCE NORTH 88°51'30" WEST 30.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID RIGHT-OF-WAY NORTHERLY 184.28 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 543.14 FEET, SAID RADIUS BEARING NORTH 88°51'30" WEST TO THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO DOROTHY M. HARTSUCK, BY DEED RECORDED UNDER RECORDING NUMBER 3809997;
THENCE NORTH 74°21'02" WEST 1257.51 FEET ALONG AN EXISTING FENCE TO THE SOUTHWEST CORNER OF SAID HARTSUCK TRACT;
THENCE SOUTH 4°05'30" WEST 184.70 FEET ALONG AN EXISTING FENCE TO THE NORTH RIGHT-OF-WAY OF PRIMARY STATE HIGHWAY NO. 2;
THENCE SOUTH 81°14'00" EAST 298.52 FEET ALONG SAID RIGHT-OF-WAY;
THENCE CONTINUING SOUTH 81°14'00" EAST 350.00 FEET;
THENCE NORTH 28°46'00" EAST 80.00 FEET;
THENCE SOUTH 81°14'00" EAST 265.51 FEET;
THENCE SOUTH 28°46'00" WEST 180.00 FEET;
THENCE SOUTH 81°14'00" EAST 527.45 FEET TO THE RIGHT-OF-WAY OF SECONDARY STATE HIGHWAY NO. 2-D;
THENCE NORTH 1°08'30" EAST 420.75 FEET ALONG SAID RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH THAT PORTION OF THE FORMER RIGHT-OF-WAY OF STATE HIGHWAY ROUTE NO. 901 (SECONDARY STATE HIGHWAY NO. 2-D), AS SAID HIGHWAY EXISTED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON AND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, PRIOR TO JUNE 12, 1989, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY LINE:
BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID FORMER RIGHT-OF-WAY OPPOSITE
HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) SR 901/102+08.29 ON THE SR 901 OVERCROSSING SURVEY OF STATE HIGHWAY ROUTE NO. 90, RICHARDS ROAD TO LAKE SAMMAMISH, AND 141.10 FEET SOUTHWESTERLY THEREFROM;
THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID FORMER RIGHT-OF-WAY OPPOSITE HES SR 901/101+65.12 ON SAID SURVEY AND 83.05 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHERLY, ALONG SAID EASTERLY LINE, TO A POINT OPPOSITE HES SR 901/102+57.09 ON SAID SURVEY AND 85.35 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHERLY TO A POINT ON THE WESTERLY LINE OF SAID FORMER RIGHT-OF-WAY OPPOSITE HES SR 901/105+57.60 ON SAID SURVEY AND THE END OF THE RIGHT-OF-WAY LINE DESCRIPTION;
EXCEPT THAT PORTION THEREOF AS DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7101040342.

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTHERLY
LINE OF PRIMARY STATE HIGHWAY NO. 2 AS ESTABLISHED UNDER RECORDING NUMBERS 3082155, 3065611 AND 3222984;
THENCE SOUTH 61°03'20" EAST ALONG SAID NORTHERLY LINE 296.52 FEET;
THENCE SOUTH 61°03'20" EAST 350 FEET;
THENCE NORTH 28°56'40" EAST 80.00 FEET;
THENCE SOUTH 61°03'20" EAST 265.51 FEET;
THENCE SOUTH 28°56'40" WEST 180.00 FEET;
THENCE SOUTH 61°03'20" EAST 18.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 61°03'20" EAST 514.84 FEET TO THE WEST LINE OF HIGHWAY MARGIN OF S.R. 901;
THENCE SOUTH 1°19'40" WEST ALONG SAID MARGIN 173.57 FEET TO THE NORTHEASTERLY MARGIN OF HIGHWAY S.R. 90;
THENCE NORTHWESTERLY ALONG SAID MARGIN TO A POINT WHICH BEARS SOUTH 28°56'40" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 28°56'40" EAST TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS LOT A ON KING COUNTY LOT LINE ADJUSTMENT NO. 8605024 RECORDED UNDER RECORDING NUMBER 8608020728 AND DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°19'40" EAST ALONG THE EAST LINE THEREOF 272.41 FEET;
THENCE NORTH 88°47'08" WEST 33.94 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF
THE WEST MARGIN OF 180TH AVENUE SOUTHEAST WITH THE NORTHEAST BOUNDARY OF S.R. 90;
THENCE CONTINUING NORTH 88°47'08" WEST ALONG SAID NORTHEASTERLY BOUNDARY 370.46 FEET;
THENCE NORTH 28°56'40" EAST 122.06 FEET;
THENCE SOUTH 61°03'20" EAST 305.89 FEET TO SAID EASTERLY MARGIN;
THENCE SOUTH 1°19'40" WEST ALONG SAID MARGIN 139.72 FEET TO THE POINT OF BEGINNING
(BEING LOT B OF KING COUNTY LOT LINE ADJUSTMENT NO. 8605024, RECORDED UNDER RECORDING NUMBER 8608020728).

PARCEL C:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF PRIMARY STATE HIGHWAY NO. 2, AS CONVEYED TO THE STATE OF WASHINGTON, BY DEEDS RECORDED UNDER RECORDING NUMBERS 3082155, 3065611 AND 3222984 AND LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SUBDIVISION AND THE NORTHERLY LINE OF SAID PRIMARY STATE HIGHWAY NO. 2;
THENCE ALONG THE NORTHERLY LINE OF SAID HIGHWAY SOUTH 61°14'00" EAST 296.52 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;
THENCE CONTINUING SOUTH 61°14'00" EAST 350.00 FEET;
THENCE AT RIGHT ANGLES TO THE LEFT, NORTH 28°46'00" EAST 80.00 FEET;
THENCE AT RIGHT ANGLES TO THE RIGHT, SOUTH 61°14'00" EAST 265.51 FEET;
THENCE AT RIGHT ANGLES TO THE RIGHT, SOUTH 28°46'00" WEST 180.00 FEET;
THENCE AT RIGHT ANGLES TO THE LEFT, SOUTH 61°14'00" EAST 18.00 FEET;
THENCE AT RIGHT ANGLES TO THE RIGHT, SOUTH 28°46'00" WEST TO THE NORTHERLY LINE OF SAID PRIMARY STATE HIGHWAY NO. 2, AND THE TERMINUS OF THIS LINE;
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER RECORDING NUMBER 9811113 WHICH INCLUDES THAT PORTION OF THE ABOVE DESCRIBED PARCEL PREVIOUSLY CONVEYED TO STRANDVICK, INC., BY DEED RECORDED UNDER RECORDING NUMBER 2973788.

AHBL
TACOMA - SEATTLE - SPOKANE - TRICITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com

Project Title:
SUNSET ELEMENTARY SCHOOL

Client:
bassetti architects
71 Columbia Street, Suite 500
Seattle, Washington 98104
T (206) 340 9500 F (206) 340 9519

Job No.
2150479.10

Issue Set & Date:
SUBMITTAL SET
DECEMBER 14, 2016

NOTICE

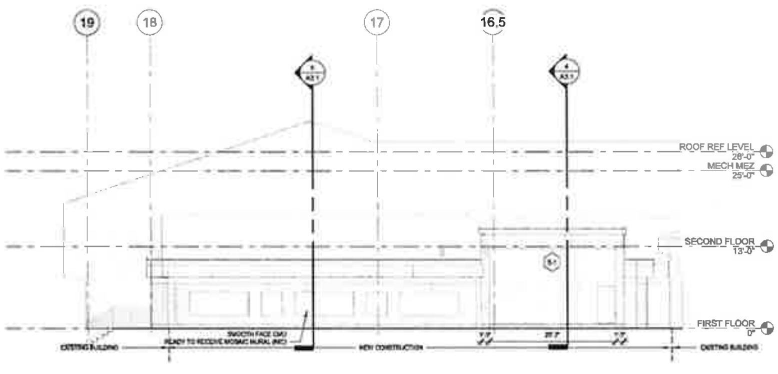
Revisions:

Sheet Title:
SITE PLAN B

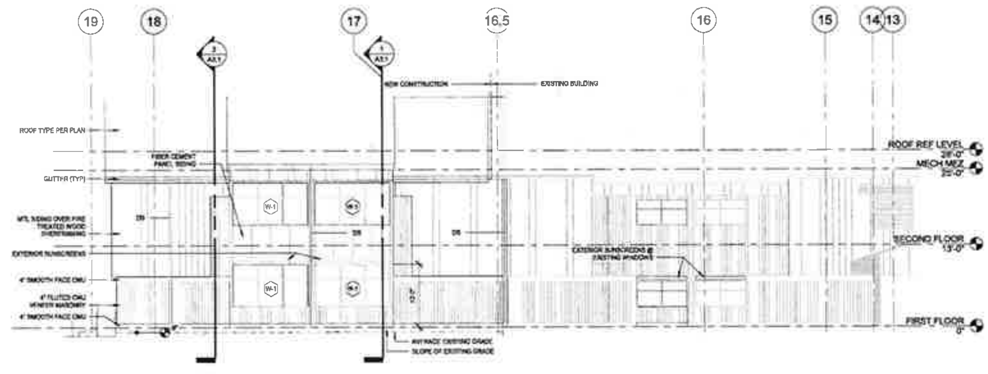
Designed by:	Drawn by:	Checked by:
DJO	DJO	DON

Sheet No.
C1
1 of 1 Sheets

12/16/2016 8:07:03 PM



4 CAFETERIA WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



1 CLASSROOM WEST ELEVATION
1/8" = 1'-0"
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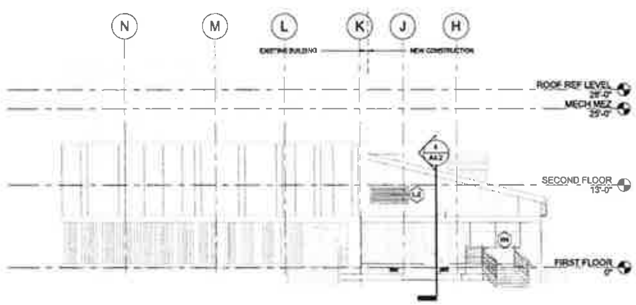

5 CAFETERIA NORTH ELEVATION
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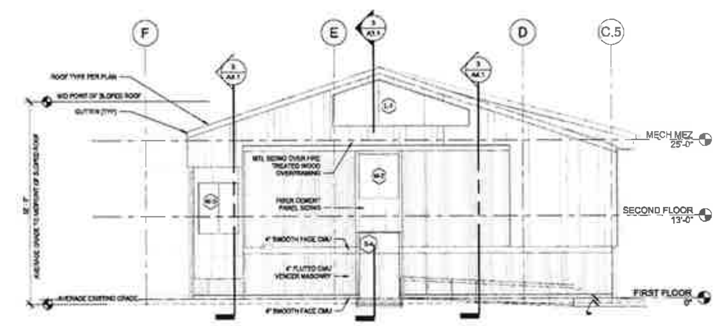
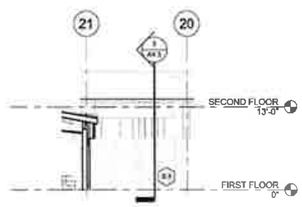
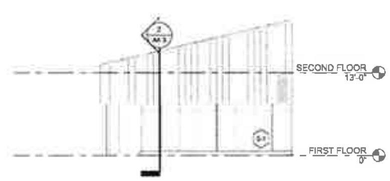


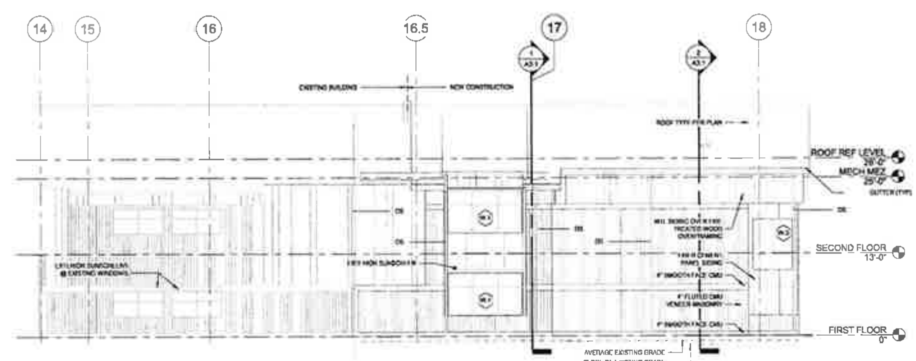
2 CLASSROOM NORTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



7 ENTRY NORTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



6 ENTRY WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



3 CLASSROOM EAST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

PERMIT SUBMITTAL/100% DESIGN DEVELOPMENT

bassetti architects

71 Columbia Street, Suite 500
Seattle, Washington 98104
T (206) 340 9500 F (206) 340

CIVIL ENGINEER
AHBL
2215 North 30th Street
Suite 300
Tacoma, WA 98403
T (253) 383 2422

LANDSCAPE ARCHITECT
AHBL
2215 North 30th Street
Suite 300
Tacoma, WA 98403
T (253) 383 2422

STRUCTURAL ENGINEER
Quantum Consulting Engineers
1511 Third Avenue, Suite 323
Seattle, WA 98101
T (206) 957 3900

MECHANICAL ENGINEER
Hargis
1201 Third Ave
Suite 600
Seattle, WA 98101
T (206) 448 3376

ELECTRICAL ENGINEER
Travis Fitzmaurice
1200 Westlake Ave N, Suite 610
Seattle, WA 98109
T (206) 285 7228

FOOD SERVICE CONSULTANT
JLR Design Group
557 Roy Street
Suite 173A
Seattle, WA 98109

COST CONSULTANT
The Robinson Company
101 Stewart, Suite 925
Seattle, WA 98101
T (206) 441 6872

4209 REGISTERED ARCHITECT
LORNE L. MCCONACHIE
STATE OF WASHINGTON

REVISIONS

Issaquah School District
Sunset Elementary School

4229 180th Ave SE
Bellevue, WA 98008

Jurisdiction Stamp Area

EXTERIOR ELEVATIONS

A3.2